

CITY of BAKERSFIELD

A. GENERAL INFORMATION

i. Jurisdictional Information:

Population 1998:	221,700
Annual Single-Family Units Permitted (1996-98, Avg.):	1,563
Annual Multi-Family Units Permitted (1996-98, Avg.):	175
Total Annual Residential Units Permitted (1996-98, Avg.):	1,738

ii. General Fee Checklist

<i>fee used here</i>	<i>updated in 1998 or 1999?</i>	<i>fee used here</i>	<i>updated in 1998 or 1999?</i>
<input checked="" type="checkbox"/> 1. Planning Department Plan Check Fees	Y	<input type="checkbox"/> 14. Watershed / Aquifer Fees	-
<input checked="" type="checkbox"/> 2. Environmental Assessment / Review Fees	Y	<input checked="" type="checkbox"/> 15. Local Traffic Mitigation Fees	N
<input checked="" type="checkbox"/> 3. Building Department Plan Check Fees	Y	<input checked="" type="checkbox"/> 16. Reg'l Traffic / Highway Mit'n Fees	N
<input checked="" type="checkbox"/> 4. Building Department Permit Fees	Y	<input type="checkbox"/> 17. Fire Service Fees	-
<input checked="" type="checkbox"/> 5. Engineering / Public Works Dept. Fees	Y	<input type="checkbox"/> 18. Police Service Fees	-
<input checked="" type="checkbox"/> 6. Grading Permit Fees	Y	<input type="checkbox"/> 19. Public Safety Fees	-
<input checked="" type="checkbox"/> 7. Electrical Permit Fees	Y	<input checked="" type="checkbox"/> 20. School District Fees	N
<input checked="" type="checkbox"/> 8. Mechanical Permit Fees	Y	<input checked="" type="checkbox"/> 21. School District Mitigation Fees	N
<input checked="" type="checkbox"/> 9. Plumbing Permit Fees	Y	<input type="checkbox"/> 22. Community / Capital Facility Fees	-
<input type="checkbox"/> 10. Electricity / Gas Connection Fees	-	<input checked="" type="checkbox"/> 23. Park Land Dedication / In-Lieu Fees	Y
<input checked="" type="checkbox"/> 11. Sanitary Sewer Connection Fees	Y	<input type="checkbox"/> 24. Open Space Dedication / In-Lieu Fees	-
<input type="checkbox"/> 12. Storm Drainage Connection Fees	-	<input type="checkbox"/> 25. Afford. Hous'g Dedic'n / In-Lieu Fees	-
<input type="checkbox"/> 13. Water Connection Fees	-	<input type="checkbox"/> 26. Special Assessment District Fees	-

iii. Possible Fee Reductions or Waivers?

Affordable Housing Fee Reduction	N
Affordable Housing Fee Waiver	Y
Senior Housing Fee Reduction	N
Senior Housing Fee Waiver	Y
Fee Types Reduced or Waived:	-local traffic fees waived for aff. hsg. -school fees waived for sr. hsg.

iv. Use of Mello-Roos in this Jurisdiction:

single-family	not used
multi-family	not used

v. Nexus Reports

-Report of Local Traffic Fees to City Council (1992) - local traffic fees
 -Habitat Conservation Study (1994) - open space & habitat areas

B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

i. Project Typical for Jurisdiction?

Yes

ii. Expected Location of New Subdivision in this Jurisdiction:

Northwest Bakersfield
Hageman Road @ Verdugo Lane

iii. Expected Environmental Assessment Determination:

Negative Declaration

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-1/2 street, curb, gutter, sidewalk, st. trees, st. lights, soundwalls, utility undergrounding
-Internal Site Improvements:	-dedication of streets and infrastructure, full street, curbs, gutters, sidewalks, st. lights, full infrastructure devt, utility undergrounding
-Common Amenities / Open Space:	-no requirements
-Project Management Requirements:	-Conditions of Approval; participation in Landscape, Lighting & Maint. Dist.
-Typical Reporting:	-geotechnical, archaeological

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	60.34
Private Garage Valuation Price per Sq. Ft.	20.77
Total Valuation per Unit	159,158
Total Valuation per 25 Unit Subdivision Model	3,978,950

vi. Planning Fees:

Type / Fee Calculation	Per Unit	Fee Amount
Concurrent General Plan Amendment Fee	flat	4,060
Zone Change Application Fee	included in concurrent fee above	-
Planned Unit Development Fee	included in concurrent fee above	-
Tentative Tract Map Fee	flat	2,314
Final Map Fee	flat	1,214
Environmental Assessment / Neg Dec Fee	included in concurrent fee above	-
Subtotal Planning Fees		7,588

vii. Plan Check, Permit & Inspection Fees

Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	val'n x .0066	1,050.44
Architectural Plan Check Fee	included in Bldg Permit	-
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	15.92
Electrical Permit Fee	included in Bldg Permit	-
Plumbing Permit Fee	included in Bldg Permit	-
Mechanical Permit Fee	included in Bldg Permit	-
Engineering Plan Check Fee	213 flat + .0077 x 500K val'n	4,063
Engineering Pub Imprvts Inspection Fee	111 flat + .0088 x 500K val'n	4,511
Grading Plan Check Fee	flat	375
Subtotal Plan Check, Permit & Inspection Fees		35,608

viii. Infrastructure, Impact & District Fees

Type / Fee Calculation	Per Unit	Fee Amount
School District Facility Fees	1.93 / sf	4,825
City - Sanitary Sewer Connection Fee	flat per unit	1,750
Metro Area - Park Land Dedication In-Lieu Fee	flat per unit	615
Metro Area - Habitat Conservation Fee	1240 per acre	6,200
Metro Area - Regional Traffic Impact Fees	flat per unit	2,197
Subtotal Infrastructure, Impact & District Fees		240,875

ix. Totals

Total Fees for 25 Unit Single-Family Subdivision Model (total of subtotals above)	284,071
Total Fees per Unit (total from above / 25 units)	11,363

C. SINGLE-FAMILY INFILL UNIT MODEL

i. Project Typical for Jurisdiction?	Yes
ii. Expected Location of Model in this Jurisdiction:	Central Bakersfield 21st Street @ Cedar Street
iii. Expected Environmental Assessment Determination:	Categorical Exemption
iv. Typical Jurisdictional Requirements for this Model:	

-Site Improvements	-match current neighborhood infrastructure standards & sidewalk; fill in missing infrastructure
-Typical Reporting	-geotechnical

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	60.34
Private Garage Valuation Price per Sq. Ft.	20.77
Total Valuation per Model	159,158

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
none			0
Subtotal Planning Fees			0

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	val'n x .0066	1,050.44	1,050
Architectural Plan Check Fee	included in Bldg Permit		-
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	15.92	16
Electrical Permit Fee	included in Bldg Permit		-
Plumbing Permit Fee	included in Bldg Permit		-
Mechanical Permit Fee	included in Bldg Permit		-
Grading Plan Check Fee	flat		50
Subtotal Plan Check, Permit & Inspection Fees			1,116

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
School District Facility Fees	1.93 / sf	4,825	4,825
City - Sanitary Sewer Connection Fee	flat per unit	1,750	1,750
Metro Area - Habitat Conservation Fee	1240 per acre		171
Metro Area - Regional Traffic Impact Fees	flat per unit	2,197	2,197
Subtotal Infrastructure, Impact & District Fees			8,943
Total Fees for Single-Family Infill Unit Model (total of subtotals above)			10,059

D. 45 UNIT MULTI-FAMILY MODEL

i. Project Typical for Jurisdiction? Yes

ii. Expected Location of New Subdivision in this Jurisdiction: Southwest Bakersfield
Ming Avenue @ Gosford Road

iii. Expected Environmental Assessment Determination: Negative Declaration

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-1/2 street, curb, gutter, sidewalk, st. trees, st. lights, soundwalls, utility undergrounding
-Internal Site Improvements:	-dedication of streets and infrastructure, full street, curbs, gutters, sidewalks, st. lights, full infrastructure devt, utility undergrounding street trees, landscaping
-Common Amenities / Open Space:	-no requirements
-Project Management Requirements:	-Conditions of Approval; participation in Landscape, Lighting & Maint. Dist.
-Typical Reporting:	-geotechnical

v. Model Valuation Information:

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	54.43
Private Garage Valuation Price per Sq. Ft.	20.77
Total Valuation per Unit	58,584
Total Valuation per 45 Unit Multi-Family Development Model	2,636,280

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
Concurrent General Plan Amendment Fee	flat		4,060
Zone Change Application Fee	included in concurrent fee above		-
Planned Unit Development Fee	included in concurrent fee above		-
Environmental Assessment / Neg Dec Fee	included in concurrent fee above		-
Subtotal Planning Fees			4,060

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	val'n x .0066	389.40	17,523
Architectural Plan Check Fee	included in Bldg Permit		-
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	5.86	264
Electrical Permit Fee	included in Bldg Permit		-
Plumbing Permit Fee	included in Bldg Permit		-
Mechanical Permit Fee	included in Bldg Permit		-
Engineering Plan Check Fee	213 flat + .0077 x 500K val'n		4,063
Engineering Pub Imprvts Inspection Fee	111 flat + .0088 x 500K val'n		4,511
Grading Plan Check Fee	flat		257
Subtotal Plan Check, Permit & Inspection Fees			26,618

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
School District Facility Fees	1.93 / sf	1,930	86,850
City - Sanitary Sewer Connection Fee	flat per unit	1,260	56,700
Metro Area - Park Land Dedication In-Lieu Fee	flat per unit	615	27,675
Metro Area - Habitat Conservation Fee	1240 per acre		3,720
Metro Area - Regional Traffic Impact Fees	flat per unit	1,471	66,195
Subtotal Infrastructure, Impact & District Fees			241,140

ix. Totals

Total Fees for 45 Unit Multi-Family Model (total of subtotals above)	271,818
Total Fees per Unit (total from above / 45 units)	6,040